

SHERWOOD STUDIOS SOLD BY STAFFORDS

Apartment and Store Property
Said to Have Brought
Close to \$1,000,000.

The Sherwood Studio Building, at the southeast corner of Fifty-seventh street and Sixth avenue has changed hands in a deal involving a sum said to be in the neighborhood of \$1,000,000. It was sold by Stafford Bros., Inc., to a client of Stoddard & Mark through Harris, Vought & Co. As soon as he can obtain possession the purchaser will make extensive improvements.

The property is seven stories high, contains stores and high class studio apartments and covers a plot fronting 55 feet on Fifty-seventh street and 100 feet on Sixth avenue. It has not changed ownership since 1913, when it was purchased by Mrs. Jenny K. Stafford from Harry J. Luce of Acker, Merrill & Condit. Mrs. Stafford giving in part payment a dwelling at 16 East Fifty-third street and the lot building at 37 West Thirty-second street.

Other Multi-Family House Sales.

Harry Levy sold for the Friedberg Realty Corporation a seven story apartment house, 40x30, at the northwest corner of 118th street and Lexington avenue. It was held at \$95,000 and had an annual rental of \$18,000.

James H. Cruikshank purchased from Louis Rosenfeld 32 West 123rd street, a four story single flat, 25x100, through Harry Sugarman.

Daniel Casey sold for Sadio B. and May Frank 1227 Madison avenue, a five story apartment house, 33.6x100, between Eighty-eighth and Eighty-ninth streets.

Sherman & Kirschner sold the five story flat at 71 East 106th street, 25x100. Samuel William sold Renault Court, a six story apartment house, 100x70.11, at West 118th street, 130 feet west of Seventh avenue. The property shows an annual rental of \$40,000 and was valued at \$250,000.

Among the Dwelling Buyers.

Pease & Elliman sold for George B. Lester a four story dwelling, 27x105, at 11 Gramercy Park, south side, to Samuel L. M. Barlow. The seller was represented by Cushman Wakefield. The house carries with it part ownership in Gramercy Park.

John H. Liscars, Inc., sold for Kormak Realty Corporation a five story dwelling, 30x102, at 133 West Fifty-fifth street, adjoining the southwest corner of Columbus avenue.

Vasa K. Bracher sold the four story dwelling at 33 West Seventieth street, 20x100, for the estate of Isaac F. Lloyd Stoddard and Mark represented the purchaser.

C. Royce Hubert sold for Bessie Bullin the four story dwelling at 142 West Seventy-sixth street, 20x102. The Roy Coventry sold for Mary C. O'Donovan a four story dwelling, 20x100, at 139 West Fifty-fifth street.

Thomas S. Burke sold for James E. Cooper the four story half story dwelling at 46 Leighton avenue, Van Cortlandt Terrace. The purchaser, Dr. Edmund Ols Hovey, geologist of the U. S. Geological Survey, New York City, is well known in scientific circles. Dr. Hovey and his family will occupy the premises as their permanent home.

BRONX PLOT BUYERS PLAN TO BUILD FLATS

McLennan Bros. sold for Margaret P. Robinson the plot, 20x105, on the west side of Sedgwick avenue, 125 feet north of Kingsbridge road. The buyer is a builder who will improve the site with five story apartment houses. Plans are now being prepared.

Saul Minkoff sold for Samuel Rose of Mount Vernon five lots at the southeast corner of 192d street and University avenue to Louis Silverman. The buyer plans to erect apartment houses on the site.

Kurz & Uren, Inc., sold to a builder the northeast corner of Matilda avenue and 27th street, a vacant plot, 100x100; also to a client of E. J. Richardson, Inc., the southwest corner of 237th street, a lot 25x100, to be improved with a dwelling.

Plans have been filed for a five story apartment house, 105.1x131, at the southwest corner of Bailey avenue and 28th street, The Bronx, for Thomas T. Roper, president of the Albany Road Apartments, Inc. A. Barlow, architect, estimates the cost at \$150,000.

Plans have also been filed for a six story apartment to be erected by the St. Mary's Park Realty and Construction Company, Meyer Stern president, on plot, 106.10x100, on the west side of Cauldwell avenue, 263.3 feet north of 146th street. Architect is William Koppe estimates the cost at \$150,000.

Herman A. Adler sold the five story apartment house at 274 East 194th street, southwest corner of Briggs avenue, 27x45 irregular, seating for \$11,000 and held at \$55,000.

Byrne & Elliman sold for Jennie E. Byrne 898-898 Prospect avenue, two story business buildings, 34x150, to Bld & Regent, Inc., who have been the tenants for a number of years. The property was held at \$50,000.

Harry Cahn resold to Ida Abramowitz the five story apartment house at 730 East 188th street, arranged for twenty families.

Flischer Realty Company sold for the Creston Realty Company 2587 Bainbridge avenue, a three story dwelling, 60x74.

Schwab & Co. sold for M. Finestone the two family dwelling at 1881 Vyse avenue to S. E. Hovey.

A. Cahn sold for Anna Lohr the two family dwelling at 793 East 168th street.

HOUSING CORPORATION BUYS TRACT IN QUEENS

T. A. & J. J. Fogarty sold for the Reo Homes Corporation, Charles R. Furrer president, 600 lots at Sheffield Manor, South Jamaica, L. I., to the International Housing Corporation. This property is one of the largest high class developments in the Borough of Queens and was held at \$160,000. The International Housing Corporation intends immediately to construct a large group of its Steelite dwellings, ranging in price from \$8,000 to \$9,000.

Malba Estates Corporation sold through Chas. H. Dwyer to Ralph B. Drisko of Waterville, Me., a residence, just completed, on North Drive at Malba on the Sound, L. I.

Pease & Elliman leased for a year, unfurnished, for Charles G. May, Jr., the water front property at Bayside, L. I., known as the Floyd-Jones estate to Ira L. Hill.

David Hagons of the O. C. Schmidt Company purchased an apartment at 35 Twenty-seventh street, Jackson Heights, Mrs. Monica Uva purchased an apartment at 166 Twenty-fifth street, formerly owned by J. A. McCulloch.

REALTY NOTES.

The dwelling at 31 West Fifty-second street, sold recently, was purchased by the 31 West Fifty-second Street Corporation, with A. Rathen, S. J. Robbins and N. Bucher as directors.

Marc Lowenthal has removed his office to 110 West Fortieth street.

TOBACCO MAN GETS LARCHMONT PLACE

Buyers Shore Front Property—
Other Suburban
Deals.

The shore place of Mrs. W. H. Day on the Hommocks at Larchmont, N. Y., has been sold by Edward C. Griffin and P. H. Collins to Julius Lichtenstein, president of the American Sumatra Tobacco Company of New York. The property consists of a dwelling with a large garage, gardeners cottage and greenhouse; about three acres of land, also a dock and float in Larchmont Harbor. Mr. Lichtenstein intends to occupy the place at once. The property was held at \$150,000.

Edw. P. Hamilton & Co. sold for Joseph Kahrs his residence of twelve rooms, three baths with garage and one-half acre of land at 153 Berkeley avenue, corner of Tremont and Orange, N. J., to Charles P. French, also sold for the estate of A. B. Jones the residence property and one-half acre of land at 41 High street, Orange, to Thomas Condon. Alexander Selkin and Joseph Sturm sold for Isidore Feitshun the three story two family dwelling, 16.8x105.3x irregular, at 196 Buena Vista avenue, corner Herriot street, Yonkers.

RENT MARKET ABSORBS MORE BUSINESS SPACE

Bulger & Baldwin, Inc., leased the tenth floor in the Bankers Trust Building, Fifty-seventh street and Madison avenue, to the John F. Murray Advertising Agency, now at 17 Battery place, for Albert B. Ashforth, agent.

Standard Sanitary Manufacturing Company leased through Douglas C. Adams & Co. and Bray & Bowman two large stores and the second floor in the Forty-fifth street front of the new Borden Building, corner of Madison avenue. The lessees have been doing business strictly individual private home communities in New York, near New York, for several years.

Sidney L. Warsawer leased to Feltz Bros., millinery, the five story building at 42 West Thirty-seventh street at an aggregate rental of about \$200,000 for twenty-one years for the estate of Bridget Foley.

Lewis L. Rosenthal Company leased stores as follows: With Horace S. Ely & Co., in the southwest corner of Lexington avenue and Twenty-fourth street to the G. W. Restaurant Company for ten years; with Morris Taylor in the southwest corner of Eighth avenue and Fifty-eighth street to China New York Importing Company for five years; in 468 Lexington avenue for ten years to the Sacks Leather Company; with Morris Taylor to J. Spalanza & Raphael Latta for ten years in 271 West Fortieth street; in the southwest corner of Broadway and Twenty-eighth street for five years to Henry Hertz; with Morris Taylor in the northeast corner of Eighth avenue and Forty-first street to Eugene Farone and John Calandra for four years. The leases aggregate \$325,000.

T. A. & J. J. Fogarty leased space in 42 West Thirty-third street to the following: Silverman & Smith, Paramount Petalco Company, Irene Models, International Housing Corporation, Mantel & Mossberg, L. Schin & Co., Inc., the Stella Company, Snapp Clock and Sult Company, Louis H. Goldsoll, Herman Cohen, Wonder Dress Company and M. L. Hintzpet Company; also in the Pennsylvania Terminal Building space to Harry C. Lyon, and in 1328 Broadway to the following: Grand Dress Company, Martin Sheer and Louis Tichman.

Dwight Archibald & Perry, Inc., leased the northeast corner of Sixth avenue and Twenty-ninth street on a net basis. The building will be put in first class condition.

Frederick Fox & Co., Inc., leased corner of 17 Battery place, to the following: Silverman & Smith, Paramount Petalco Company, Irene Models, International Housing Corporation, Mantel & Mossberg, L. Schin & Co., Inc., the Stella Company, Snapp Clock and Sult Company, Louis H. Goldsoll, Herman Cohen, Wonder Dress Company and M. L. Hintzpet Company; also in the Pennsylvania Terminal Building space to Harry C. Lyon, and in 1328 Broadway to the following: Grand Dress Company, Martin Sheer and Louis Tichman.

Pease & Elliman subleased for R. J. Caldwell Company to Benjamin Morre & Co. offices in 17 Battery place.

Albert B. Ashforth, Inc., with Butler & Baldwin, leased the tenth floor of the new Bankers Trust Building at Madison avenue and Fifty-seventh street to the John F. Murray Advertising Agency, Inc.

RESIDENTIAL LEASES.

Pease & Elliman leased for W. E. Lowe to Harold Morris the four story twenty foot dwelling at 143 West one-hundredth street, between Columbus and Amsterdam avenues. The same brokers leased apartments as follows: In 885 Park avenue to Mrs. L. E. Davis; in 130 East Sixty-seventh street to Mrs. Sydney J. Colford, Jr.; in 141 East Seventy-ninth street to Julius Marx; in 125 East Seventy-second street for Julius Tishman & Sons to Mrs. Julius Weiss; in 115 East Eighty-second street to C. L. Fuller; in 905 West End avenue to Dr. C. H. Lebolt; in 244 West Seventy-second street for Charles Griffith Moss, agent, to H. C. Whitlock; and in 210 West Eighty-third street for Lowe & Wynne to Walter L. Weil.

Hagstrom-Callen Company leased the four story dwelling at 125 West Sixty-third street to Margaret Stanford.

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House and grounds of New York business man moving to another city for permanent residence can be had at a remarkable bargain if taken at once. Property is of the suburban type, centrally located in one of the prettiest, healthiest, most convenient and pleasant strictly individual private home communities in New Jersey, near New York, and can be occupied at once. Elevation over 800 ft., no mosquitoes. Dry, healthy climate. Fine commuting train service. Railroad station within 7 min. easy walk. Bathing and boating rights on chain of beautiful lakes run with the land. House is in excellent condition, only two years old, fully equipped for immediate occupancy, has 7 large rooms beautifully and newly decorated and fine big bathroom. The grounds comprise a perfect lawn, vegetable and flower garden and many splendid shade trees. The area is about two-thirds of an acre. Only \$3,000 needed to secure title and right to occupy. The balance of \$7,500 can be arranged on very easy term mortgages. An opportunity worthy of investigation. Place cannot be duplicated for \$14,500 to-day. Details from GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st St. and Broadway, New York City. Tel. 8400 Columbus.

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ABSOLUTE AUCTION SALE

TOMORROW

At 1 o'clock at the Real Estate Exchange Salesroom, 14 Vesey St., New York City

62 LOTS

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ORANGES

29 in Orange

33 in East Orange

Located at Edgewood Road, Crescent Road, Edgewood and Midland & Co. offices in 17 Battery place.

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